

Conservation Statement for Residential Conversion 29 Castle Street

Located within Section 3 of the Saint Mary's Butts and Castle Street Conservation Area, this conversion seeks to reflect and enhance the character of its surroundings. Whilst the rear extension predates the 1972 designation of this Conservation area, the rest of the footprint is recognisable in the 1900 25 inches to 1 Mile map, seen here.



This proposal seeks to honour those historic dimensions and to follow the guidance in the most recent Conservation Area Appraisal. Noting the previous concerns that parked cars provide a visual distraction from the character and appearance of the historic frontages, this proposal provides off-road parking to the rear of the property, to protect that aspiration. Servicing the building will also be provided for via the rear of the property to compliment this aim.

Likewise, the gentle curves of the early 20th Century frontage, so characteristic of Castle Street, will be maintained. By investing in the existing mixed use of the conservation area and recognising the western end of Castle Street (where this property is located) has a higher prevalence of residential units; this conversion seeks to further augment that trend.

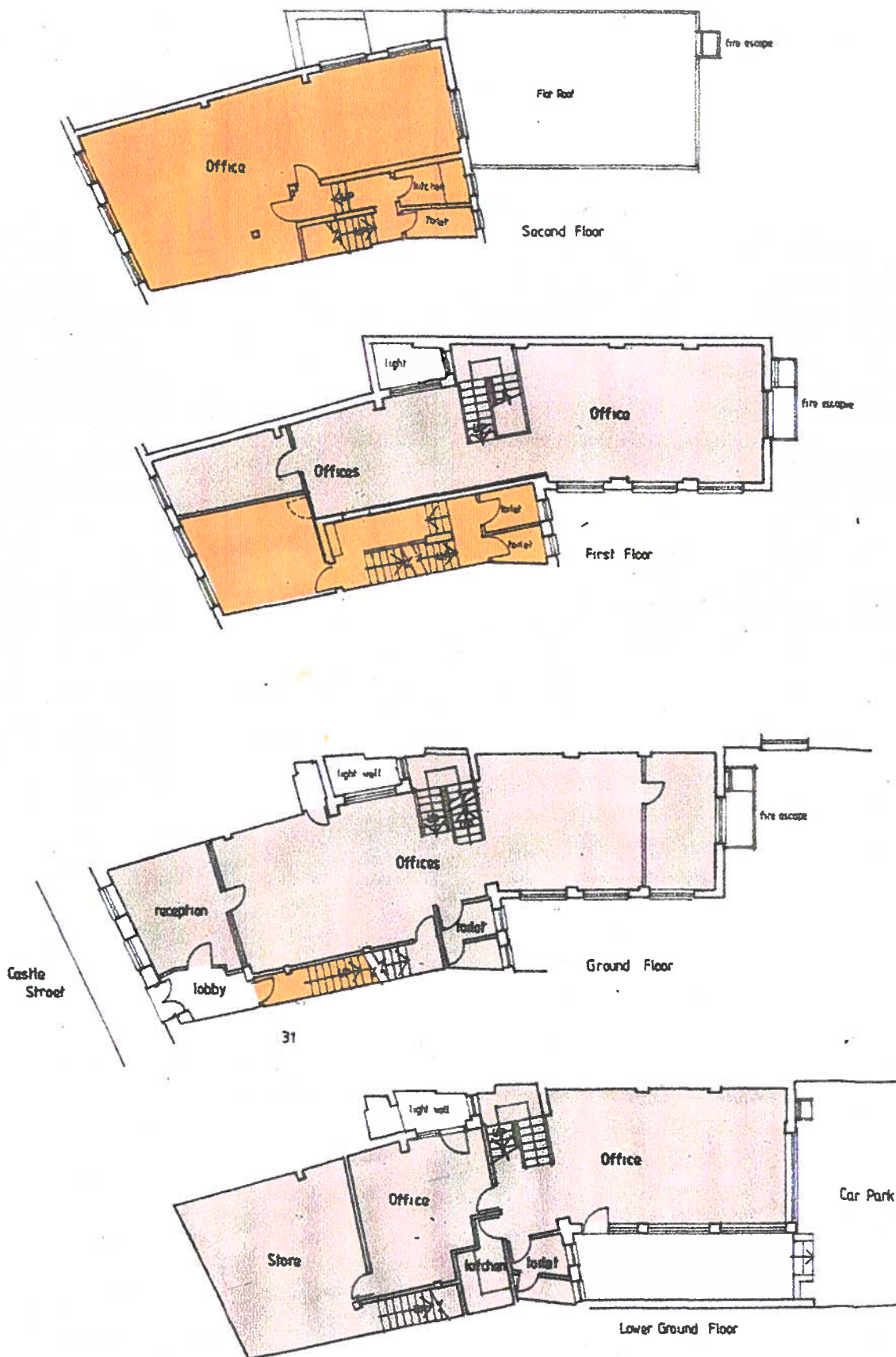
Such a mix is rightly recognised as a benefit to high occupancy rates, which this conversion reinforces – not least in the avoidance of neglect. Guidance identifying the relative lack of residential units above ground floor uses in Castle Street, is something that this conversion acknowledges and seeks to remedy.

Being adjacent to the Grade II listed property, 27 Castle Street (No. 1154654) due regard has been taken not to detract from its especial character – notably its late 18th Century frontage – by leaving its contiguous wall unaltered.

In addition to these considerations, this conversion is in keeping with the hoped-for windfall housing provision considered in the latest Local Plan (4.4.4)

Furthermore, under Policy EN3 (Enhancement of Conservation areas) we are undertaking works to reduce visual clutter (e.g. removing the extraneous fire ladder on the rear elevation and the flagpole holder and office signage at the front) so as to enhance the character of the building in its setting as seen from above, below.





Office subdivision/arrangement ~ 29 Castle Street

